

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)



CITY OF DUBLIN

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

I. PLEASE CHECK THE TYPE OF APPLICATION:

- | | |
|--|--|
| <input type="checkbox"/> Informal Review | <input type="checkbox"/> Final Plat
(Section 152.085) |
| <input type="checkbox"/> Concept Plan
(Section 153.056(A)(1)) | <input type="checkbox"/> Conditional Use
(Section 153.236) |
| <input checked="" type="checkbox"/> Preliminary Development Plan / Rezoning
(Section 153.053) | <input type="checkbox"/> Corridor Development District (CDD)
(Section 153.115) |
| <input type="checkbox"/> Final Development Plan
(Section 153.053(E)) | <input type="checkbox"/> Corridor Development District (CDD) Sign
(Section 153.115) |
| <input type="checkbox"/> Amended Final Development Plan
(Section 153.053(E)) | <input type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Standard District Rezoning
(Section 153.018) | <input type="checkbox"/> Right-of-Way Encroachment |
| <input type="checkbox"/> Preliminary Plat
(Section 152.015) | <input type="checkbox"/> Other (Please Specify): _____ |

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): Parcel A: 0 Cosgray Rd, Dublin, OH 43026; Parcel B: 7495 Rings Rd, Dublin, OH 43016

Tax ID/Parcel Number(s):

Parcel A: 274-001311
Parcel B: 274-001310

Parcel Size(s) (Acres):

Parcel A: 36.856 Ac
Parcel B: 100.0 Ac

Existing Land Use/Development: Agriculture

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Residential PUD

Total acres affected by application: 136.9

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): Parcel A: Dennis and Carolyn Wurtz; Parcel B: Florence Wurtz Trust c/o George Wurtz

Mailing Address:
(Street, City, State, Zip Code) Parcel A:
4078 Fields Lane
Maysville, KY 41056

Parcel B:
2022 E. Magdalena Drive
Tempe, AZ 85283

Daytime Telephone: (614) 462-5434 c/o Richard Brahm

Fax: (614) 464-2634

Email or Alternate Contact Information: rbrahm@keglerbrown.com

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: John C. Wicks	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Real Property Design and Development, LLC (RPDD)	
Mailing Address: PO Box 676, Lewis Center, OH 43035 (Street, City, State, Zip Code)	
Daytime Telephone: (614) 323.7800	Fax: (614) 407-9944
Email or Alternate Contact Information: rpddl@gmail.com	

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I _____, the owner, hereby authorize _____ to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner:	Date:

☐ Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document



Subscribed and sworn before me this _____ day of _____, 20 _____

State of _____

Stamp or Seal

County of _____ Notary Public _____

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I John C. Wicks  , the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.	
Signature of applicant or authorized representative: 	Date: 4/15/13

VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I, <u>John C. Wicks</u> , the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.	
Signature of applicant or authorized representative: <u><i>[Signature]</i></u>	Date: <u>4/15/13</u>

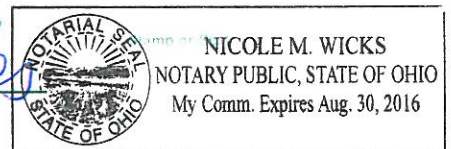
IX. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, <u>John C. Wicks</u> , the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of applicant or authorized representative: <u><i>[Signature]</i></u>	Date: <u>4/15/13</u>

Subscribed and sworn to before me this 15 day of April, 2013

State of Ohio
County of Franklin

Notary Public *[Signature]*



FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	Map Zone:	Date Received:	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	

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Organization (Owner, Developer, Contractor, etc.): Real Property Design and Development, LLC (RPDD)			
Mailing Address: PO Box 878, Lewis Center, OH 43035 (Street, City, State, Zip Code)			
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Email or Alternate Contact Information: rpddllc@gmail.com			

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Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I, Carolyn Wuerz, the owner, hereby authorize	
John C. Wicks to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner: <i>Carolyn Wuerz</i>	Date: 4-12-13

☐ Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this 12 day of April, 2013

State of Kentucky

County of mason

Notary Public Amy J. Emmons

Stamp or Seal

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I, <u>Dennis Wuertz</u> , the owner, hereby authorize	
<u>John C. Wicks</u> to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner: <u><i>Dennis Wuertz</i></u>	Date: <u>4-12-13</u>

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Subscribed and sworn before me this 12 day of April, 20 13

State of Kentucky

County of MASON

Notary Public

Arny J. Emmons

Stamp or Seal

9-15-16

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CITY OF DUBLIN

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Long Range Planning
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Total acres affected by application: 136.9

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Name (Individual or Organization): Parcel A: Dennis and Carolyn Wuertz; Parcel B: Florence Wuertz Trust c/o George Wuertz	
Mailing Address: (Street, City, State, Zip Code)	Parcel A: 4078 Fields Lane Maysville, KY 41056
	Parcel B: 2022 E. Magdalena Drive Tempe, AZ 85283
Daytime Telephone: (614) 462-5434 c/o Richard Brahm	Fax: (614) 464-2634
Email or Alternate Contact Information: rbrahm@keglerbrown.com	

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Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I, <u>George W. Warentz - Trustee</u> , the owner, hereby authorize	
<u>John C. Wicks</u> to act as my applicant or	
representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner: <u>[Signature]</u>	Date: <u>4-12-2013</u>

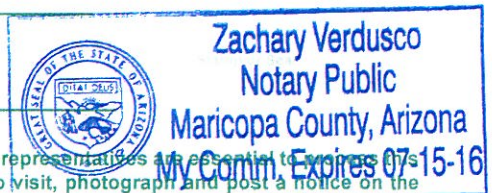
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Subscribed and sworn before me this 12th day of April, 20 13

State of Arizona

County of Maricopa

Notary Public



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Signature of applicant or authorized representative:	Date:

Subscribed and sworn to before me this _____ day of _____, 20_____

State of _____

County of _____ Notary Public _____

FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	Map Zone:	Date Received:	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	

Jeffrey D Bryner
7393 Rings Rd
Dublin, OH 43016

Floyd & Joyce Miller
5274 Cosgray Rd
Dublin, OH 43016

Carmel Farms Inc
5375 Cosgray Rd
Dublin, OH 43016

Thomas & Willa Murphy
5275 Cosgray Rd
Dublin, Ohio 43016

JJK Cosgray LLC
150 E. Broad STE 200
Columbus, OH 43215

Bryan & Margaret Scott
PO Box 8562
Wichita Falls, TX 76307

Western Property LLC
100 S 3rd St
Columbus, OH 43215

Donald & Sherry Weaston
6053 S Fashion Sq Dr
Murray, UT 84107

Whitmer Family LP
8500 Carters Mill Rd
Dublin, OH 43016

Brian & Linda Erdman
95 Methodist Hill Dr
Rochester, NY 14623

John & Lillian Badurina
5195 Cosgray Rd
Dublin, OH 43016

Patricia R Bickhart
5175 Cosgray Rd
Dublin, OH 43064

Stephanie Gerken
267 E. Main St
Plain City, OH 43017

Marvin & Cathie Briskey
5237 Cosgray Rd
Dublin, OH 43016

Douglas Hoover
1 Corelogic Dr
Westlake, TX 76262

Roger & Anne McBrayer
5213 Cosgray Rd
Dublin, Ohio 43016

"EXHIBIT A"

PARCEL A

DODSON-LINDBLOM ASSOCIATES, INC.

CONSULTING ENGINEERS

5 EAST LONG STREET
COLUMBUS, OHIO 43215

AREA CODE 614 224-1251

PRINCIPALS

ALLAN C. STRANGE
ROBERT D. MCCOY

June 21, 1978

SURVEYOR'S DESCRIPTION

Situated in the State of Ohio, County of Franklin, Township of Washington, and bounded and described as follows:

Being located in Virginia Military Survey No. 6953 and being a portion of Parcel III as conveyed to Russell A. Cramer by deed of record in Deed Book No. 2585, Page 248, Deed Book No. 2585, Page 242, Deed Book No. 2585, Page 245, and Deed Book No. 2585, Page 251, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at a spike in the centerline intersection of Rings Road (County Road No. 33) and Cosgray Road (County Road No. 39) thence, southerly with the centerline of said Cosgray Road, S 7°00'00" E for a distance of 1,934.32 feet to a spike set in the northeast corner of said Russell A. Cramer tract, said spike being the true point of beginning of this parcel; thence, continuing southerly with the centerline of said Cosgray Road, S 7°00'00" E for a distance of 60.00 to a spike; thence, with a divisional line through the original tract for the following three courses, S 83°11'58" W, passing an iron pin at a distance of 30.00, for a total distance of 456.00 feet to an iron pin in a drainage course (Hayden Run); thence, with said drainage course, S 00°32'32" W for a distance of 757.76 feet to an angle point in said drainage course; thence, S 00°38'29" E for a distance 355.36 feet to an iron pin in an established fence line, said fence line being the southerly line of this parcel; thence, westerly with said fence line, S 84°25'38" W for a distance of 721.70 feet to an iron pin at an old corner post; thence, northerly with a line fence, N 6°57'27" W for a distance of 511.04 feet to an iron pin; thence, westerly with a line fence, S 83°32'31" W for a distance of 1,041.91 feet to an iron pin; thence, northerly with a line fence, N 06°51'24" W for a distance of 632.13 feet to an iron pin; thence, easterly with a line fence, passing an iron pin at a distance of 2,326.21 feet, for a total distance of 2,356.21 feet to the point of beginning.

It is understood that the tract of land described above contains 36.856 acres, more or less, subject, however, to all legal highways and easements and restrictions of record and of records in respective utility offices.

This description for this parcel is based upon a field survey made by Dodson-Lindblom Associates, Inc. Consulting Engineers, Columbus, Ohio.

S-110-E
ALOF
284

By

Robert D. McCoy

Registered Surveyor No. 5283

Description
Verified
Dean Ringle, P.E., P.S.
Franklin County
Engineer
Date: 6-20-78

PARCEL B

Being an undivided one-half (1/2) interest in the following described real property:

Situated in the County of Franklin, in the State of Ohio and in the Township of Washington:

Beginning at a stone in the center of the Amity Road in the north and south line of Survey No. 7835; thence along the center line of said Amity Road North 82° 30 min. West 86.52 poles to a stone in the center of said road; thence south 8° 15' East 209 poles to a large burr oak stump, hickory and beech; thence North 8° 45' East 86.50 poles to a sugar tree stump, hickory and beech; thence North 8° 15' East 229.75 poles to the beginning, containing 124 acres and being part of Survey No. 7835, always excepting and reserving 24 acres on the south end of said tract of 124 acres.

Franklin County Auditor's Tax Parcel No.: 272-159

Prior Instrument Reference: Volume 1233, Page 526, Recorder's Office, Franklin County, Ohio

Witness their hands this 3 day of December, 2001.

0-110-6

All of

(272)

159



SIGNED AND ACKNOWLEDGED